

# TO LET

## GROUND FLOOR RETAIL UNIT

1200 NEW CHESTER ROAD, EASTHAM,  
WIRRAL, CH62 9AE



### ACCOMMODATION

The premises comprise the following approximate floor areas / dimensions:-

Sales Width	6.30 m	20'8"
Sales Depth	17.43 m	57' 2"
Rear Storage	32.20 sq. m	346 sq.ft.
Sales Area	105.93 sq.m	1,140 sq.ft.

### BUSINESS RATES

Rateable value: £9,600

Interested parties should make their own enquiries with the Business Rates Section of the Local Authority.

### LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

### VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or John Barker, Hitchcock Wright & Partners. Ref: MRK/JCB

Tel. No. (0151) 227 3400 / Fax. No. (0151) 227 3010.

E-mail: [mattkerrigan@hwardp.co.uk](mailto:mattkerrigan@hwardp.co.uk)

[johnbarker@hwardp.co.uk](mailto:johnbarker@hwardp.co.uk)

Subject to Contract

Details Prepared September 2011

*As a responsible landlord, our client has regard to the Code of Practice for Commercial Leasing in England and Wales. If you are professionally represented, you should ask your advisor for a copy. The Code can also be found at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors (Tel. No. 020 7334 3806).*

### LOCATION

The subject premises are situated within a popular parade of shops located on the New Chester Road (A41) which runs from Birkenhead linking New Ferry, Bromborough, Eastham, Hooton and Cheshire beyond. The parade includes multiple retailers such as One Stop, Natwest and David Pluck Bookmakers. There is also a Tesco Express nearby. There is on street parking immediately outside of the premises and a large residential population within walking distance.

### DESCRIPTION

The subject premises comprise of a ground floor retail unit with ancillary accommodation at the rear. The unit has rear service access and also benefits from an electronically operated security roller shutter.

### RENT

£12,500 per annum.

### LEASE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

### EPC

Energy Performance Certificate Number: 9900-4904-0310-2950-3024

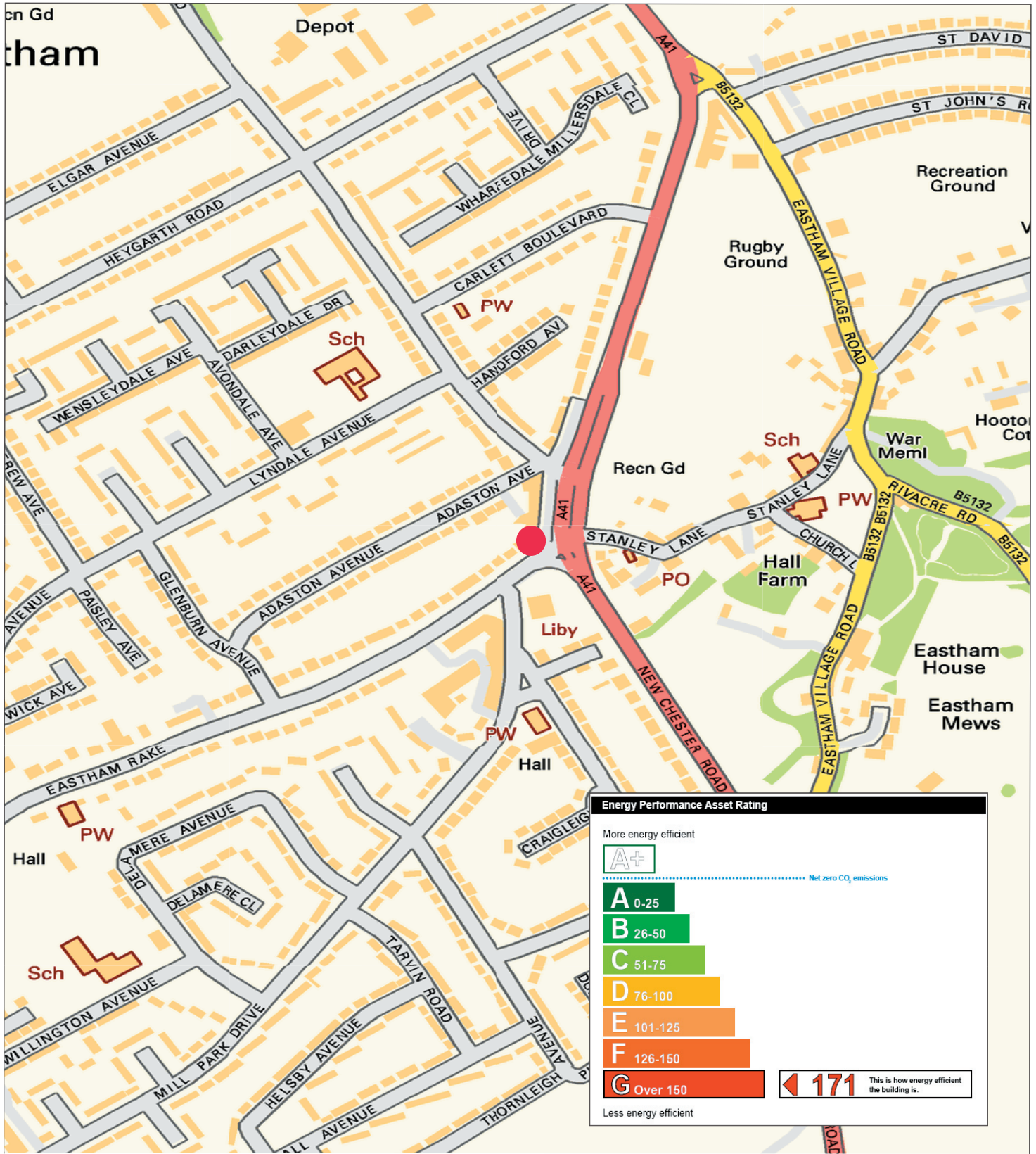
Energy Performance Asset Rating: G-177

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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